

## DELTA PROTECTION COMMISSION

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September 15, 1995

To: Delta Protection Commission

From: Margit Aramburu, Executive Director

Subject: Staff Report and Preliminary Staff Analysis on  
CITY OF PITTSBURG

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Background:

The Delta Protection Act states that within 180 days of the adoption of the resource management plan, all local governments shall submit to the Commission proposed amendments which will cause their general plans to be consistent with the criteria in Section 29763.5 with respect to land located within the Primary Zone. The 180th day was August 22, 1995.

The Commission is required to review, and as appropriate, approve by a majority vote of the Commission membership, proposed general plan amendments of a local government, as to land within the Primary Zone. The Act allows the Commission to approve such amendments only after making all of the following written findings regarding the general plan and any development approved or proposed that is consistent with the resource management plan:

- a. consistent with the resource management plan (Land Use and Resource Management Plan for the Primary Zone of the Delta).
- b. will not result in wetland or riparian loss.
- c. will not result in the degradation of water quality.
- d. will not result in increased nonpoint source pollution.
- e. will not result in the degradation or reduction of Pacific Flyway habitat.
- f. will not result in reduced public access, provided the access does not infringe on private property rights.
- g. will not expose the public to increased flood hazard.

- h. will not adversely impact agricultural lands or increase the potential for vandalism, trespass, or the creation of public or private nuisances on public or private land.
- i. will not result in the degradation or impairment of levee integrity.
- j. will not adversely impact navigation.
- k. will not result in any increased requirements or restrictions upon agricultural practices in the primary zone.

City of Pittsburg Submittal:

The City submitted a letter dated January 17, 1995 (attached).

Description of Lands within the City Limits:

Brown's Island lies within the City Limits of the City of Pittsburg and the Primary Zone of the Delta (see attached map). The Island is primarily owned by the State Lands Commission, leased to the East Bay Regional Park District, and a portion is owned by the Port of Stockton.

Existing General Plan:

The General Plan recognizes the Island as a "unique natural resource". It is designated "open space".

Existing Zoning:

The Island is designated as "open space".

Proposed General Plan Amendments:

No General Plan amendments are proposed.

Analysis in Comparison with the Adopted Plan:

Due to the public ownership of the Island, and the existing General Plan and Zoning designations, the existing General Plan appears to be in conformance with the adopted resource management plan.

Analysis of Any Potentially Significant Adverse Environmental Impacts Resulting from the Proposal Which Were not Previously Addressed in the Commission's Planning Documents:

The Commission is required to identify any potentially significant adverse environmental impacts resulting from the proposal which were not previously addressed in the Commission's planning and environmental documents.

Because no General Plan amendment is proposed, and the existing plan adequately addresses the environmental resources in the Primary Zone in the City, there are no potentially significant adverse environmental impacts associated with the proposal.

Preliminary Staff Recommendation:

Preliminarily, staff is prepared to recommend approval as submitted.



## City of Pittsburg

Civic Center • P.O. Box 1518 • Pittsburg, California 94565

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Planning Division  
(510) 439-4920  
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January 17, 1995

Margit Aramburu, Executive Director  
Delta Protection Commission  
14219 River Road  
P.O. Box 530  
Walnut Creek, CA 95690

**Subject: Delta Protection Zone**

Dear Ms. Aramburu:

This is in reference to your letter to the City of Pittsburg dated January 9, 1995, requesting confirmation that a portion of the City of Pittsburg is within the Primary Zone of the Delta Protection Zone boundaries.

The Delta Protection Zone map submitted does indicate that the western most portion of the Primary Zone includes Brown's Island. Brown's Island is within the incorporated boundaries of the City of Pittsburg.

The 1988 Pittsburg General Plan recognizes Brown's Island as a "unique natural resource" and is designated as a wetlands habitat that is owned primarily by the East Bay Regional Park District and port of Stockton, with some private ownership.

If you have any questions on this matter, please contact me.

Sincerely,

Randy Jerome  
Manager, Planning Division

RJ:cb  
cc: Nasser Shirazi  
Lillian J. Pride

